

Westmount Estates



Westmount Road, London, SE9 1XX

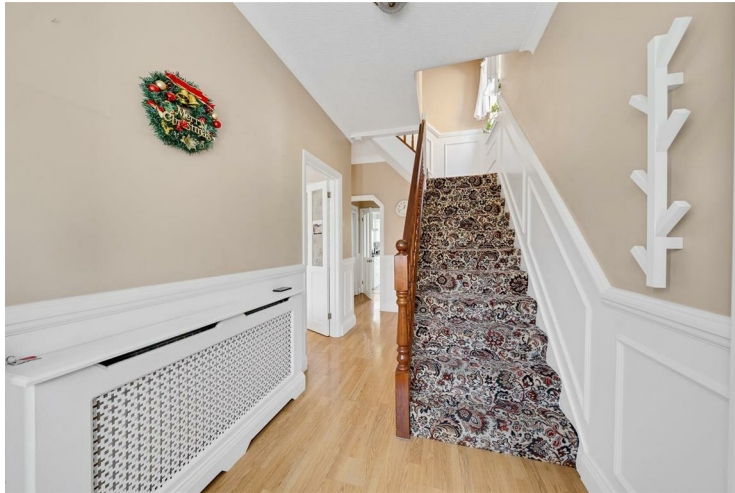
Asking Price £775,000

Situated on this ever popular road and within close proximity of Eltham High Street, mainline station, three highly sought after schools and open park land. Westmount Estates have pleasure in offering this sizeable FOUR bedroom family home occupying an unusually wide plot. Internally the accommodation to the ground floor comprises of two separate reception rooms, modern fitted kitchen and conservatory, and a downstairs shower room. To the first floor there are four bedrooms and a family bathroom. The garden to rear is private with side access to the garage with a driveway to the front for multi vehicle parking. Offered chain free. EPC rating C. Council tax band E.

ENCLOSED ENTRANCE PORCH

An enclosed entrance porch with a UPVC door with frosted glass insert to the entrance hall.

ENTRANCE HALL



Laminate flooring, radiator with concealed cover, dado rail, half wood panel walls, stairs to first floor, coved ceiling, centre light point. Under stairs storage cupboard.

LOUNGE



A double glazed Georgian bay window to front, laminate flooring, gas coal effect fire with marble effect surround and wooden mantle, picture rail, coved ceiling, ornate centre ceiling rose, radiator with concealed cover and centre light point.

SECOND RECEPTION ROOM



A tiled fireplace with slate hearth and wooden mantle, laminate flooring, picture rail, ornate coved cornice and centre ceiling rose, radiator with concealed cover, French patio doors for access to the conservatory.

INNER LOBBY AREA

Storage cupboard, door to w/c and kitchen.

DOWNSTAIRS SHOWER ROOM



A wall mounted fixed head shower with tiled insert and glass screen, suspend wash hand basin, low flush w/c, wall mounted boiler, tiled flooring, half wood panelled walls, coved ceiling, centre light point.

FITTED KITCHEN



Fitted with a range of eye and base units, Granite work surface, one and half sunken sink unit with mixer taps, Double glazed Georgian window to rear and casement window to side, tiled surround, space for a free standing oven with extractor fan over, inset spotlights, coved ceiling, space for a free standing fridge freezer, tiled flooring, double glazed Georgian door for access to garden.

CONSERVATORY



A double glazed French sliding patio doors for access to the garden, tiled flooring, pitched roof.

LANDING

A dog-leg staircase to the first floor, half wood panelled walls, double glazed Georgian window to side, access to loft via hatch

BEDROOM ONE



A double glazed Georgian window to front, a feature cast iron fireplace, picture rail, coved ceiling, centre light point.

BEDROOM TWO



A double glazed Georgian window to rear, radiator with concealed cover, a feature cast iron fireplace, picture rail, inset spotlights.

BEDROOM THREE



A double glazed Georgian window to front, radiator, laminate flooring, inset spotlights, picture rail, centre light point.

BEDROOM FOUR



A double glazed Georgian window to rear, laminate flooring, radiator, picture rail, inset spotlights.

FAMILY BATHROOM



A three piece suite comprising panel enclosed bath with mixer taps and shower attachment, suspended wash hand basin, low flush w/c, tiled walls, tiled flooring, towel rail radiator, inset spotlights, double glazed frosted Georgian window to rear.

REAR GARDEN



A fully enclosed private rear garden. A large raised decking area, outside tap and lighting, paved patio area,

side access via a door to the garage, steps to the main garden which is laid to shingle and lawn, mature shrubs and tree's. Two detached timber sheds.

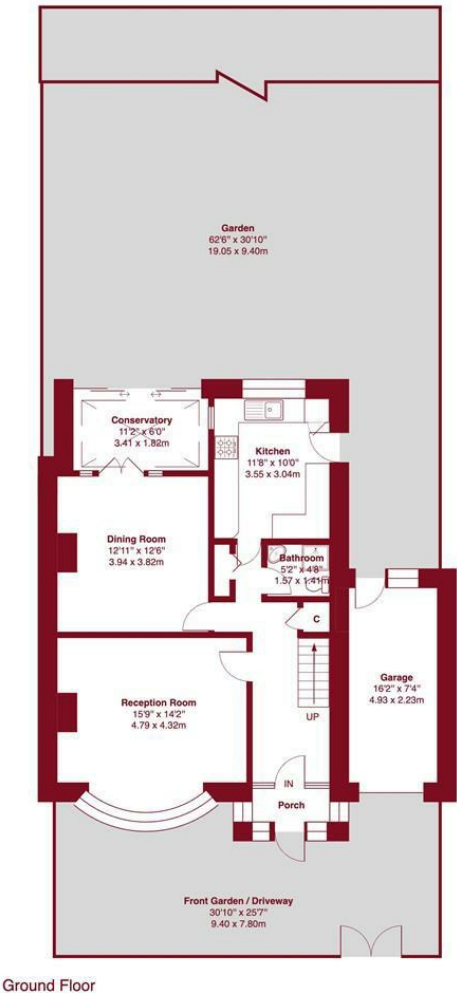
GARAGE

Up and over door power and lighting with a personal door for access to the garden.

DRIVEWAY

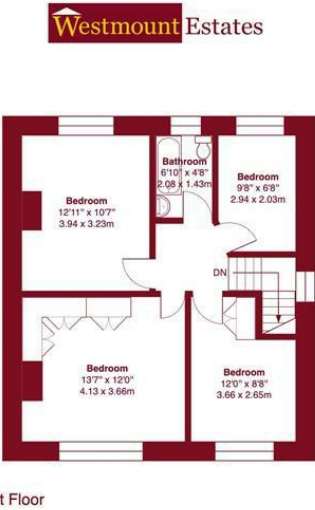
A shingle driveway with off road parking for multi vehicles, privet hedge, double gates and pathway to the front door.

Floor Plan



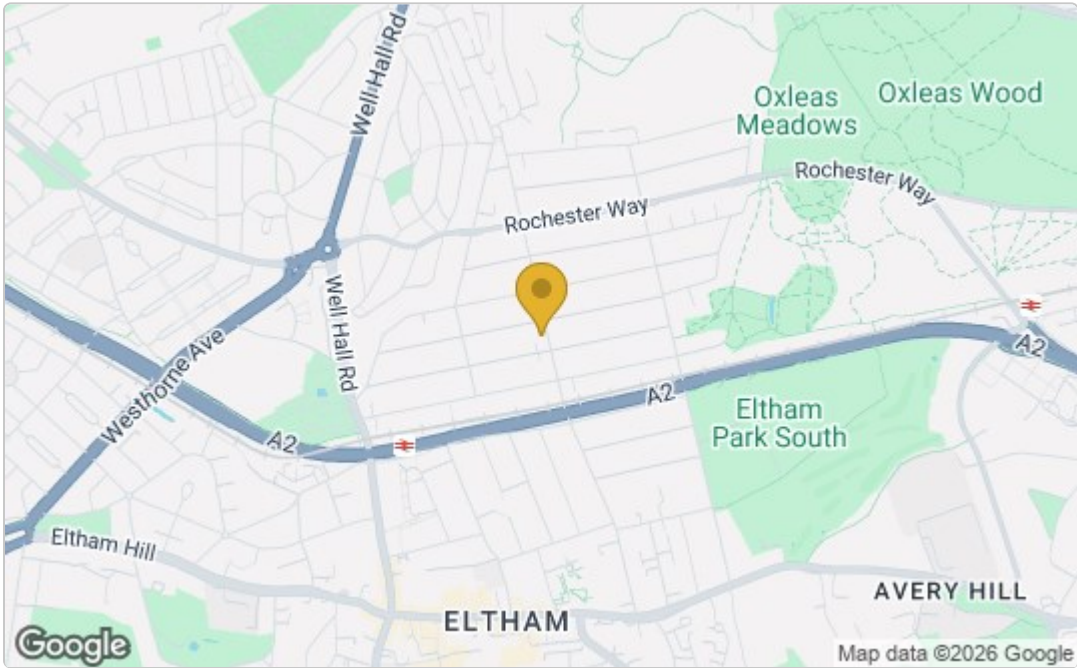
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Approximate Gross Internal Area:
1476 sq ft / 137.1 sq m
(including garage)

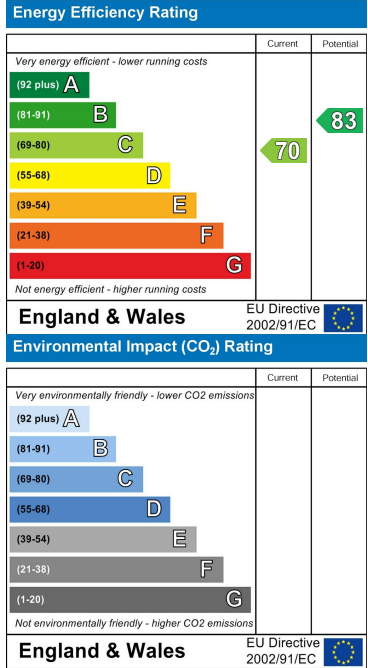


This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions,
shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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Area Map



Energy Efficiency Graph



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